

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12722 of the Riggs National Bank of Washington, D.C., pursuant to Section 8207.2 of the Zoning Regulations for a special exception under Paragraph 4101.41 of the Regulations to permit continued use of a parking lot for bank customers in the SP District at the premises 1509 through 1513 20th Street, N.W. (Square 113, Lots 27, 28, 810 and 811).

HEARING DATE: August 16, 1978

DECISION DATE: September 6, 1978

FINDINGS OF FACT:

1. The subject parking lot is located in the SP District and provides parking only for customers of the Riggs Branch located at 1913 Massachusetts Avenue, N.W.
2. The surrounding uses are primarily commercial and various office buildings.
3. The subject site has operated as a parking lot since 1953 pursuant to BZA Order No. 6966. The present certificate of occupancy expires on January 6, 1979.
4. The subject lot has 28 parking spaces and an attendant on duty at all times.
5. The hours of operation are from 9:00 a.m. to 3:00 p.m. Monday through Friday and from 4:30 p.m. through 6:00 p.m. on Friday.
6. The lighting of the subject site is capped so as to be directed toward the pavement surface and a small attendant shelter is provided.
7. The Department of Transportation by memorandum dated July 28, 1978, found no adverse impacts from the continuation of the subject site as a parking lot.

8. There was no opposition to the application.

9. Advisory Neighborhood Commission 2B had no objection to the application.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the record, the Board finds that the subject parking lot is so located that it is not likely to become objectionable to neighboring property owners, because of noise, traffic or other objectionable conditions. The Board also finds that the lot has complied with all the conditions of the previous orders. The Board concludes that the granting of this application will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps. Accordingly the application is GRANTED subject to the following CONDITIONS:


- a. Approval shall be for a period of FIVE YEARS from the date of expiration of the ~~present~~ Certificate of Occupancy which may be renewed at the discretion of the Board upon the filing of a proper application.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming all all-weather impervious surface.
- c. An eight inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained along each side of all driveways to protect the public space.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

VOTE: 5-0 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh and Leonard L. McCants to grant, John G. Parsons to grant by proxy).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 13 OCT 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.